

**Rolling Hills Townhomes HOA  
Board Meeting  
March 20, 2018**

The Rolling Hills Townhomes Board of Directors Meeting was called to order at 7:00 pm. The Board Members that were present were William Way, Tom Gibb, Dave Hare, Rich Gioino, Marilyn Adams, Kevin Bass and Bob Krasznai. A quorum was present. Guests in attendance were Ella Washington from American Family Insurance and Justin Jones.

**Homeowner Forum:** Tom Gibb asked Mr. Lutey about the invoice for additional work being performed that was received today. This is the first time that the invoice has been submitted to the HOA for payment. There was a woman that at the annual meeting that was concerned about the weeds in the rock beds off of Daytona. The Spring clean-up is about to start, and Mr. Lutey asked if the Board had a procedure for notifying the homeowners of any fertilizer applications. The Board is ok with the placement of flags in the areas that have been applied with fertilizer. There was also discussion about the culvert crossing Rolling Hills Parkway, about 100 feet west of Kent Drive. Lutey was asked to clean out the build-up of trash that collects behind the grillage at the south end of this culvert t every 2 months. Justin Jones attended the meeting to discuss a concern about his garage door, where the paneling was bent. He had someone come and look at the garage which is broke in the middle, which he had fixed temporarily at a cost of \$145.00. Justin asked if the Board would consider paying for the temporary fix and for replacing the whole garage door since matching the panel is not possible due to the age. He said the damage was done during snow removal in about April of last year. Bill said he would discuss it with the Board and advise Justin via email.

**Approval of Minutes:** The Board Minutes were emailed to the Board. They waived the reading of the minutes.

**Financials: Financials:** Rich provided the Board with a financial statement from February financials. There was a review with the Board on the financials. Rich went over the bank balances with the Board.

**New Business:**

*American Family Insurance* – Ella Washington attended the meeting to discuss some questions from the Board and changes to the current insurance policy. There was a question about loss assessment protection. There was detailed discussion about how it worked and who is responsible. The wind hail deductible is presently 2%. Ella discussed all the options with the Board on costs with different deductibles. The Board is looking at the \$10,000 with 5% wind/hail deductible option for insurance.

*Door Paint Discussion* – Bill would like to suggest that they can paint the door anyone of the three colors that are now on the house. It was agreed that this should be the policy moving forward. (The Board failed to ratify this with a formal resolution and vote and this will be done at the next meeting.)

*Garage Lights* – The handyman will be getting to the lights this week.

*Townhomes Newsletter* – Tom would like to put together a newsletter about every quarter. Tom suggested Marilyn put together the newsletter which will be distributed. The Board's decision on insurance deductibles can be covered in that newsletter but also should be mailed to all homeowners.

*Master Rep for Townhomes* – The Master HOA reps will be Dave Hare and Bob Krasznai.

*Storage Shed* – The storage shed is in place and the file boxes have been moved in.

*Association Online Update* – Board Documents are available online with the password that was provided.

The Board went into executive session at 8:12 pm.

The Rolling Hills Ranch Board of Directors meeting was adjourned at 8:00 pm. The next meeting will be April 10, 2018 at 7 PM at the Senior Center.

Respectfully Submitted,

Sandra Oldenburg  
Community Manager, CAM  
Poudre Property Services